



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

December 15, 2021

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Chairman Chuck Deprill

MEMBERS PRESENT: Chairman; Charles Deprill, Vice Chairman; Paul McNemar, Kim Snelling, Tim Helmer; Mike Werst, Chris Walls

STAFF PRESENT: Director of Community Development Daren Martocci, Asst. Director of Community Development/Zoning Officer, Dan DeMeno, Planning & Zoning Specialist John Toner; Township Solicitor, Andrew Schantz

Chairman Charles Deprill opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America. J. Toner updated the Planning Commission on current MPC deadlines on active plans. Docket number 2323 has granted the Township a 90-day time extension, the deadline on their plan has been extended to April 18, 2022. Docket number 2318 has granted the Township a 90-Day Extension, the deadline on their plan has been extended to April 17, 2022.

II. ACTION ITEMS:

A motion was made to approve the November 2021 meeting minutes. T. Helmer noted that on the Motion to approve the October Minutes it states that all members were present when only four were present. J. Toner noted the change and stated that it will be made prior to posting. Motion was made by C. Walls, to approve the Minutes once corrected by Staff. It was 2nd by M. Werst, Motion passed unanimously (6-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

Projects in Review		
Docket	Project	90- or 45-Day Period (MPC Section 508)
2318	Readington Farms – Preliminary Plan	1/17/2022
2323	*LRE Allentown LLC Building Expansion – Preliminary/Final Plan	1/18/2022
2325	*Green Hills Commerce Center Building III Addition – Prelim/Final	02/14/2022
2332	*Subdivision of Patrick Steward – Subdivision Plan	2/15/2022
2202	6500 Chapmans Road – Land Development	2/25/2022
2062	Hassen Creek Estates – Subdivision Plan	2/28/2022
2305	5239 W Tilghman Street Addition – Land Development	3/11/2022
2299	*Hidden Meadows Ph. 3 – Land Development	3/12/2022
2324	Glenlivet Drive W Extension & Subdivision – Sub/LD Plan	3/14/2022
2316	*Fallbrooke – Subdivision & Land Development	3/15/2022

**Projects being heard in December*

IV. PLAN REVIEW

- A. **#2332 The Subdivision of Patrick Steward, Major Subdivision, 145 Adams Road**, the applicant is proposing to subdivide a 2-acre parcel from the parent 56.02-acre tract located at 145 Adams Road. The newly created lot will be serviced by on-lot water and on-lot sewer systems. The project is located within the Township's R1 – Rural Residential District;

J. Toner explained the plan noting that the applicant has been working with the Township Engineer and Township Staff on waiver requests prior to coming before the Planning Commission. The applicant's Surveyor, Cody McCuen, noted that the comments found in the Township and Engineer Review Letters will be addressed. P. McNemar expressed concern over the waiver for Tree Preservation. C. McCuen asked if that requirement could be deferred until building permit submission. P. McNemar stated that he would be more comfortable knowing what the total acreage of woodlands are currently so the Township can determine if the ordinance has been met when a building permit is submitted.

P. McNemar also noted that the amount of disturbance is close to an acre which, at the moment, does not require an NPDES permit. In the future, if more disturbance is proposed, a note should be placed on the plan to notify the property owner that further permitting may be needed. A. Schantz agreed and recommended a possible covenant on the plan that states that. P. McNemar also noted that sight distances should be shown on the plan for the driveway to make sure it is safe considering the road curvature in that area. C. McCuen acknowledged the comments.

No motions were made on the plan or on the requested waivers.

- B. **#2299 Hidden Meadows Phase 3, Preliminary/Final Land Development, 600 Werley Road**, the applicant proposes to subdivide and develop a residual tract of the Hidden Meadows Phase II development. The existing tract of land is located along Werley Road, adjacent to existing Phase II of Hidden Meadows and just west of the Woodmont Apartment Development. The plan proposes to construct 20 townhouse units. The development will be served by public water and sewer systems. The project is located within the Township's R5-Medium-High Density Zoning District;

D. Martocci explained the plan noting that the Planning Commission has reviewed and recommended approval of this plan, and requested waivers, before. An outstanding waiver remained regarding cartway width of the road being less than the required 36'. The applicant is before the Planning Commission with the required 36' cartway width and an additional waiver seeking a recommendation on both.

Jeremy Hoagland, the applicant's engineer, explained that the additional waiver to not require the applicant to install a 5' grass strip between the road and sidewalk is because of the cartway width being at 36'. He noted that the waiver only applies to the throat of the road and a grass strip will be installed around the cul-de-sac. He added that they are requesting an additional waiver, recommended by the Township Engineer, to connect all sewer laterals into one location for better flow. P. McNemar asked if a KARST Report was submitted. J. Toner stated that one was submitted and is still being review by the Township Engineer.

P. McNemar made a motion to recommend to the Board of Supervisors grants approval of the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated December 13, 2021:

1. **A Waiver from Section 22-704.9: to allow the applicant to omit the required 5-foot grass strip between the back of the proposed curb to the edge of the sidewalk along the roadway.**
2. **A Waiver from Section 22-705: to allow the applicant to connect sanitary sewer laterals directly into the proposed manhole.**

The motion was seconded by T. Helmer and passed 6-0. There was no public comment.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval of the Preliminary/Final Subdivision & Land Development Plan based on the following conditions:

1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated December 13, 2021.
2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated December 13, 2021.

The motion was seconded by M. Werst and passed 6-0. There was no public comment.

- C. #2323 LRE Allentown Distribution Center Expansion, Preliminary/Final Land Development, 8001 Industrial Blvd, the project proposes a 130,000 sqft warehouse expansion to the existing building and supporting parking. The site will also contain related site amenities and improvements inclusive to parking, access roadways, utilities, and stormwater management. The project is located within the Township's LI – Light Industrial Zoning District;

D. Martocci explained the plan. Seth Gahman, the applicants engineer, noted that they have received the Township Staff and Engineer's report and are willing to address all the comments to the Township's satisfaction. The Planning Commission had a lengthy discussion on sidewalk placement on the property. P. McNemar noted that he is worried about the trees having to be removed along Boulder Drive if sidewalks are placed there. The applicant and the Planning Commission discussed whether the sidewalk could be placed along the roadway without required separation. Ultimately, the Planning Commission and the applicant agreed that they could defer the sidewalk requirements along Boulder Drive until the Township deems them appropriate in the future.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval of the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated December 13, 2021:

1. A Waiver from Section 22-503.1: to allow the applicant to submit the plan as a combined Preliminary/Final Plan.
2. A Waiver from the Upper Macungie Township Infrastructure Construction Standards Detail 1-1: to allow a minimum of a 2-foot grass strip in lieu of the required 5-foot grass strip adjacent to curb lines.

The motion was seconded by K. Snelling and passed 6-0. There was no public comment.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval of the following deferral request based on comments found in a letter from the Township Engineer, Dave Alban, dated December 13, 2021, and discussions at the December 15, 2021, Planning Commission Meeting:

1. A deferral from Section 22-704.9A: to allow the applicant to not install sidewalk along sidewalk along Boulder Drive until such a time as the installation is required by the Township.

The motion was seconded by M. Werst and passed 6-0. There was no public comment.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval to the Preliminary/Final Land Development Plan based on the following conditions:

1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated December 13, 2021.
2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated December 13, 2021.

The motion was seconded by T. Helmer and passed 6-0. There was no public comment.

- D. **#2325 Green Hills Commerce Center Building Addition, Preliminary/Final Land Development, 5925 Tilghman Street**, the project proposes an additional 11,200 SF office building at the existing site. The plan includes additional parking areas. The proposed plan is situated within the Township's HC – Highway Commercial Zoning District.

P. McNemar would like it shown on the record that he works with the applicant attorney on a project happening outside of the Township and will not affect any recommendation made on the plan. J. Toner noted that it will be reflected in the minutes. J. Toner explained the plan noting that the plan has been in front of the Planning Commission before. The plan being presented tonight has addressed most of the Township Staff and Engineer's comments or concerns. J. Toner noted that the plan does show a proposed walking path in lieu of a traditional sidewalk, that was suggested by the Planning Commission. Eric Shock, the applicant's attorney, stated that the applicant is willing to comply with the remaining comments found in the Township Staff and Engineer review letters. P. McNemar asked if the 25' setback from a PP&L pole was present on the plan citing that other walking paths can be seen that close to poles in other areas. Stephen Pany, the applicant's engineer, explained that the setback was a request from PP&L citing that it was for equipment to be able to pass under the power line to maintain the tower.

P. McNemar thanked the applicant for the willingness to install a walking path on his property and for working with the Planning Commission and Township Staff during the process for the last several months. The applicant stated that it was his pleasure, and the proposed path would be an excellent asset for all residents of the Township.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval of the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated December 13, 2021:

1. A Waiver from Section 22-503.1: to allow the applicant to submit the plan as a combined Preliminary/Final Land Development Plan
2. A Waiver from Section 22-704.1.H: to allow the applicant to provide a fee in lieu of road widening along the Chapmans Road frontage conditional on that the fees be used in conjunction with the proposed walking path connection
3. A Waiver from Section 22-704.9.A: to allow the applicant to construct an internal walking path in lieu of a sidewalk along Tilghman Street and Chapmans Road.
4. A Waiver from Section 22-704.9.C: to allow the applicant to not install curbing along the frontage of Tilghman Street.
5. A Waiver from Section 22-704.9.C: to allow the applicant to not install curbing for the proposed parking island near Inlet I-2 to allow for stormwater drainage.
6. A Waiver from Section 22-707.4.C.2(e): to allow the applicant to not install vegetative screening along the West side of the detention basin only.
7. A Waiver from Section 22-710.5.C: to allow the applicant to not install the required street trees along Tilghman Street.
8. A Waiver from the Upper Macungie Township T.I.C.S Detail 6-1: to allow the applicant to use pervious pavement on portions of the proposed pathway.

The motion was seconded by C. Walls and passed 6-0. There was no public comment.

P. McNemar made a motion to recommend to the Board of Supervisors grant approval of the Preliminary/Final Land Development Plan based on the following conditions:

1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated December 13, 2021.
2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated December 13, 2021.

The motion was seconded by T. Helmer and passed 6-0. There was no public comment.

- E. **#2316 Fallbrooke Subdivision Preliminary Subdivision Plan, 9160 Schantz Road & 410 Twin Ponds Road, the proposed project** is located at 9160 Schantz Road and 410 Twin Ponds Road, respectively, bordering the Veterans Memorial Elementary School property on all sides. The proposal is for a 90-lot single family subdivision. The applicant intends to use the Conservation by Design requirements in Part 9 of the Township Zoning Ordinance.

The applicants engineer, John McRoberts, explained the plan to the Planning Commission noting that they have seen a Sketch Plan submission for this tract before however the plan before them tonight has strayed from that original submission noting the addition of twenty (20) more housing lots and a cul-de-sac. The applicant is intending to use the Conservation by Design Ordinance with this development and will be preserving a total of 43 acres which consist of dense woodlands and a portion of Breining Run. The last time the Planning Commission saw this plan, they were concerned that sidewalks did not exist on both sides of the streets throughout the development, this plan has addressed that issue.

Township Staff noted that under the Conservation by Design Ordinance, the Board of Supervisors ultimately decide if the Conservation Areas being proposed are appropriate and must do so before an official plan can be voted on, this was noted by the applicant and stated that they would like a recommendation on the Conservation Areas from the Planning Commission to bring to the Board of Supervisors. Township Staff would be in support of a favorable recommendation on the Conservation Areas as shown on the plan.

P. McNemar made a motion to recommend to the Board of Supervisors that they accept the areas depicted on Sheet #5 of the development plans as common conservation areas in accordance with Section 27-905 of the Upper Macungie Township Zoning Ordinance. And authorize the developer to move forward with the preparation of the Preliminary Plan.

V. OTHER BUSINESS

A. Trails & Connectivity Plan Steering Committee Interest

J. Toner discussed with the Planning Commission that the Township has awarded an RFP to Simone-Collins to conduct a Township-wide Trails and Connectivity Study. The study would include several public meetings held by Simone-Collins with the assistance of a Steering Committee. The Steering Committee should be comprised between several members of the Township's Volunteer Boards, excluding the Board of Supervisors, and members of the general public. J. Toner asked that if any members of the Planning Commission were interested in being on the Steering Committee to contact him. He also noted that it would be open to anyone from the public and the Township Secretary is working on an application which would be available shortly.

K. Snelling made a motion to adjourn the meeting at 8:26 PM. The motion was seconded by M. Werst and approved 6-0.